



The Salisbury Planning Board held its regular meeting Tuesday, February 26, 2008, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Dr. Mark Beymer, Robert Cockerl, Craig Neuhardt, Sandy Reitz, Valerie Stewart, Albert Stout, and Diane Young.

ABSENT: Karen Alexander, Tommy Hairston, Richard Huffman, and Jeff Smith

STAFF: Dan Mikkelson, Preston Mitchell, Diana Moghrabi, David Phillips, and Wendy Spry

MEDIA: Mark Wineka of the *Salisbury Post*

Dr. Mark Beymer, Chair, called the meeting to order and offered an invocation. The minutes of the February 12, 2008, meeting were approved as submitted. The Planning Board adopted the agenda as submitted. Dr. Beymer explained the courtesy hearing procedures.

NEW BUSINESS

A. Group Developments

The Group Developments fall under the old zoning ordinance.

- Presentation from staff with recommendation from TRC
- Courtesy Hearing
- Board Discussion
- Recommendation

G-22-07 Dr. Steve Yang, DDS
2290 Statesville Boulevard
Tax Map 331, Parcel 228, Zoning B-7

Wendy Spry made the staff presentation. This is being reviewed under the old code. Under the new zoning this would be Highway Business (HB). The use is allowed in both zonings. Under the new ordinance, this could have been handled administratively.

Mr. Luke Fisher of Salisbury submitted the application for the construction of a 3,400 square-foot dental office building to be located at 2290 Statesville Boulevard. All zoning

criteria have been met. The Technical Review Committee (TRC) recommends approval to the Planning Board of the application, with the following conditions:

1. The proposed driveway shall require a permit from NCDOT.
2. Staff recommends the developer contact Colonial Pipeline regarding grading inside of their right-of-way and the proposed location of the 6-foot fence.

Those speaking in opposition: None

Those speaking in favor: None

Board Discussion:

Dr. Beymer believes this is appropriate for this site. Diane Young believed that it looked very straightforward and made a MOTION to approve G-22-07 with the two conditions stated by the TRC. Albert Stout seconded the motion with all members voting AYE. (7-0)

**G-23-07 Kelley-Salisbury
1100 Block East Innes Street
Tax Map 059, Parcels 098 & 079-02, Zoning B-6**

David Phillips made a staff presentation. There is a flood area they must avoid (Town Creek). They are using alternate methods of compliance for their landscaping; this will be noticed in the planting of street trees. There will be a tree-lined street coming into the development. Two retaining walls (around 14 & 15 feet) will have to be constructed. Previously existing structures have been cleared. Sidewalks will be installed. Necessary changes will be made to the drawings before going to City Council.

The Verizon Store and the Blue Bay Restaurant are owned by the same property owner. Nine parking spaces on the “Kelly” site will have to be removed; Blue Bay is presently using these spaces. They have enough spaces on the Blue Bay site to comply with zoning.

Mr. Michael Kelley, of Kelley Properties, Inc. submitted the application for the subdivision of property with a public street extension, the construction of a restaurant and a 4-story hotel (95 rooms) on separate tracts to be located in the 1100 Block East Innes Street. The site plan was submitted prior to the adoption of the new Land Development Ordinance. All zoning and subdivision requirements are per the previous zoning ordinance. All zoning criteria have been met. The TRC recommends approval to the Planning Board of the application, with the following conditions:

1. The approved site plan will serve as the preliminary plat. All construction documents for the proposed street, water, and sewer must be reviewed and approved by the City of Salisbury Engineering Division.

2. Staff recommends the developer negotiate with the adjacent property owner regarding driveway connections to the Blue Bay Restaurant and the phone retail store. The current submitted design would eliminate one of the existing connections. (A meeting was scheduled between the adjacent property owner and the developer.)
3. The proposed connection to East Innes Street shall require a permit from NCDOT.

Those speaking in opposition: None

Those speaking in favor:

Ed Zotian, an independent consultant for the developer--1076 West Fourth Street, Suite 200, Winston Salem, North Carolina 27101--stated he was there to answer any questions. Cindy Hoffman, a civil engineer, was also present.

Sandy Reitz applauded the developer and staff for the tree-lined driveway. Diane Young added her applause for the sidewalk that will continue around the cul-de-sac and down both sides of the driveway. Mr. Zotian stated that there is some consideration for the installation of a statue at the cul-de-sac.

Katie Lipscomb, the attorney representing Blue Bay Restaurant is with Doran, Shelby, Pethel & Hudson, P.A., 122 North Lee Street. They have complete faith that they will receive detailed plans of the changes discussed. She desires that good communication continues.

Robert Cockerl commented that the connectivity between this and the Cracker Barrel property is very desirable.

Valarie Stewart made a MOTION to approve G-23-07 with the conditions. Albert Stout seconded the motion with all members voting AYE. (7-0)

OTHER BOARD BUSINESS

- LDOZ-5-01-2008, 3118 South Main Street, has been deferred indefinitely by the petitioner for personal reasons.
- Planning Board scheduled training on the new Land Development Ordinance for Wednesday, March 5, at 6:30 p.m. at City Hall.
- Planning Board is also invited to attend the March 6 COG Training at 6 p.m., at the Kannapolis Depot.
- The Highway 70 Area Plan will be reviewed by Committee 1 (Mark Beymer, Robert Cockerl, Jeff Smith, and Albert Stout). The committee was adjusted due to the rotation of

the board next month. They will meet March 12 at 7:30 a.m. in the second floor conference room.

- The Rules of Procedure Committee (Mark Beymer, Diane Young, Valarie Stewart, Craig Neuhardt, Tommy Hairston, and Robert Cockerl) will meet Friday, February 29 at 7:30 a.m. in the second floor conference room. Preston Mitchell reviewed the rules for nominating the chair and the vice chair.

The next Planning Board meeting will be March 11, 2008.

There being no further business to come before the Planning Board, the meeting was adjourned at 5 p.m.

Dr. Mark Beymer, Chair

Diane Young, Vice Chair

Secretary, Diana Moghrabi